

*Retail Spaces @ Jerome Ave.*

**FOR LEASE**



*InvestInTheBronx.com*

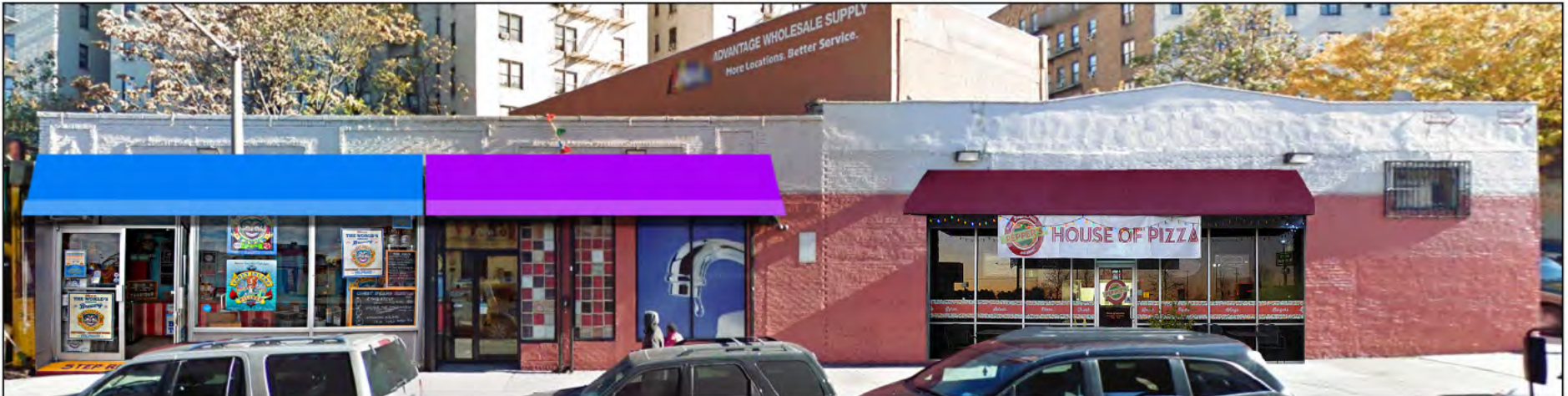
COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455



## Commercial Spaces @ Jerome Ave. (Proposed Subdivisions)

**FOR LEASE**

1504 & 1506 Jerome Avenue



East 172 Street



**InvestInTheBronx.com**

COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455



## Retail Spaces @ Jerome Ave. (Set-Up)

**FOR LEASE**



Location: 1504 Jerome Ave. Bronx, NY 10452  
 Block / Lot: 2846 / 1  
 Neighborhood: Mount Eden; Community District: 4  
 Lot Size: 1,100  
 Lot Dimensions: 55.36 ft x 39.78 ft  
 Corner Lot: NE  
 Building Size: 1,095 SF  
 Building Dimensions: 39' x 51'  
 Building roof height: 15'  
 Zoning: C8-3  
 Floor Area Ratio (FAR): 2  
 Facility FAR: 6.5  
 Tax Class: 4  
 Building Class: Store Building - One Story (K1)  
 RE Taxes: \$7,230

Location: 1506 Jerome Ave. Bronx, NY 10452  
 Block / Lot: 2846 / 4  
 Neighborhood: Mount Eden; Community District: 4  
 Lot Size: 7,555  
 Lot dimensions: 50.05' x 97.68'  
 Corner lot: No  
 Building Size: 4,315 SF  
 Building Dimensions: 50' x 90'  
 Building roof height: 25'  
 Zoning: C8-3  
 Floor Area Ratio (FAR): 2 (Facility FAR: 6.5)  
 Tax Class: 4  
 Building class: Store Building - One Story (K1)  
 RE Taxes: \$33,527  
 Asking Price: Upon Request

**InvestInTheBronx.com**



## Retail Spaces @ Jerome Ave. (Pics)

**FOR LEASE**



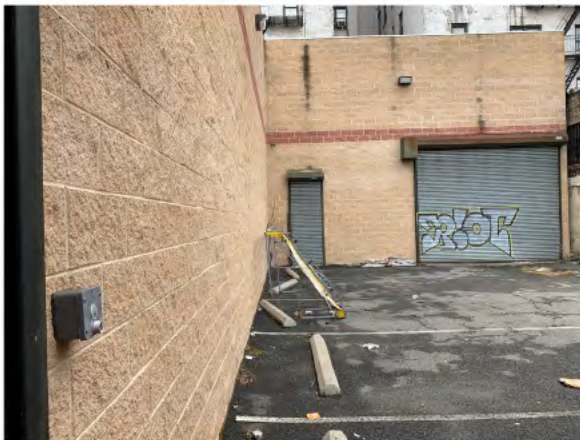
**1504 Jerome**



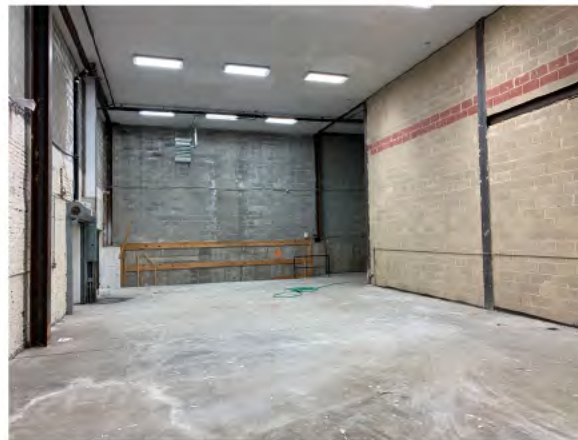
**1506 Jerome**



**1506 Jerome**



**Parking Area**



**E. 172nd. St.**



**E. 172nd. St.**

**InvestInTheBronx.com**

COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455



# Retail Spaces @ Jerome Ave. (Area)

**FOR LEASE**



WALK SCORE ®  
Walker's Paradise (92)

TRANSIT SCORE ®  
Rider's Paradise (100)

## NEARBY MAJOR RETAILERS



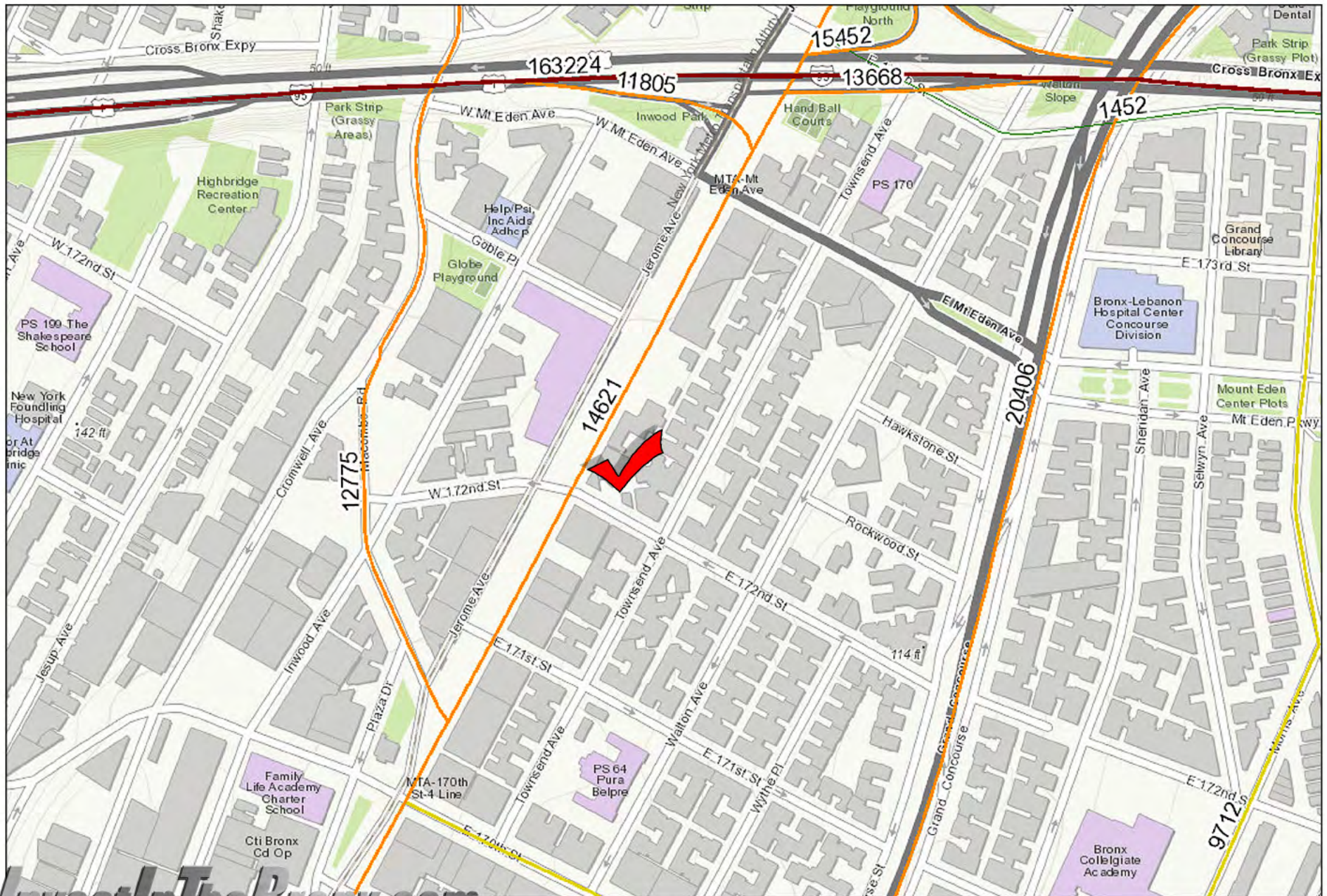
**InvestInTheBronx.com**

COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455



# Retail Spaces @ Jerome Ave. (Average Daily Traffic)

**FOR LEASE**



**InvestInTheBronx.com**

COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455



## Bronx Community District 4

### Population

**139.6k**  
2000 Census

**146.4k**  
2010 Census (+5%)

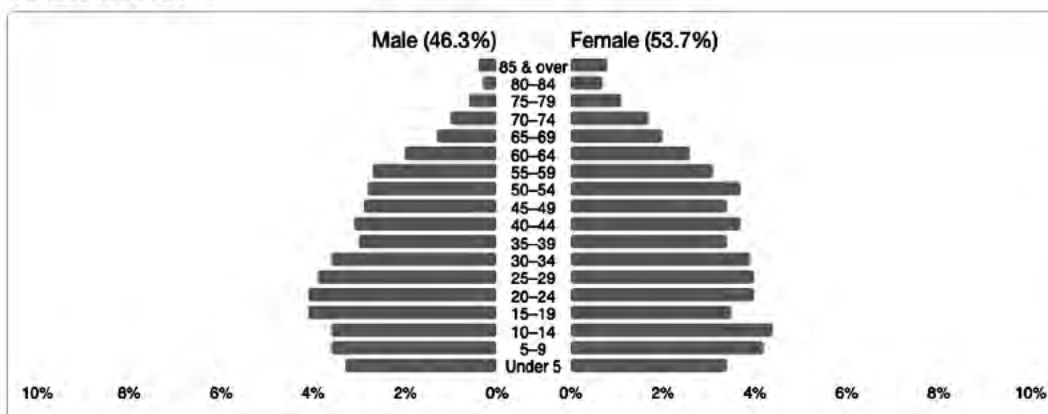
**142.1k**  
2014-2018 Estimate <sup>①</sup>

### Area & Density <sup>①</sup>

**2.0**  
square miles

**73,221**  
persons per sq mi

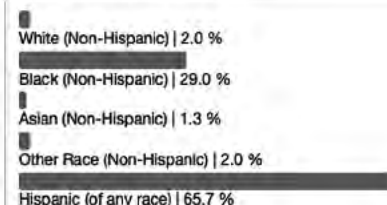
### Population by Age <sup>①</sup>



### Foreign-Born Population <sup>①</sup>

**42.9%**  
of residents are foreign-born

### Race & Hispanic Origin <sup>①</sup>



### Floodplain

The information below details the people and built environment within NYC's floodplain, showing the risk and key characteristics that influence the ability of a neighborhood to adapt. The 1% annual chance floodplain is based on FEMA's 2015 Preliminary Flood Insurance Rate Maps (PFIRM) and the FEMA 2007 Flood Insurance Rate Maps (FIRM). The 0.2% annual chance floodplain is based on FEMA's 2015 Preliminary Flood Insurance Rate Maps (PFIRM) and the FEMA 2007 Flood Insurance Rate Maps (FIRM). For more information on City Planning's resiliency work program, visit [Resilient Neighborhoods](#).

### 1% & 0.2% Annual Chance Floodplain

| Indicators                                                     | 1% Annual Chance Floodplain | 0.2% Annual Chance Floodplain |
|----------------------------------------------------------------|-----------------------------|-------------------------------|
| Population (2010) <sup>①</sup>                                 | n/a                         | n/a                           |
| Total Lot Area <sup>①</sup>                                    | 0.12 sq mi                  | n/a                           |
| Median Household Income <sup>①</sup>                           | \$24,000                    | \$24,000                      |
| % of Housing Units that are Owner-Occupied <sup>①</sup>        | ~50%                        | ~50%                          |
| % of Owner-Occupied Housing Units with Mortgages <sup>①</sup>  | ~92.4%                      | ~92.4%                        |
| % of Owner-Occupied Units that are Cost Burdened <sup>①</sup>  | 61.7%                       | 61.7%                         |
| % of Renter-Occupied Units that are Cost Burdened <sup>①</sup> | 47.1%                       | 47.1%                         |

# Retail Spaces @ Jerome Ave. (District Profile cont.)

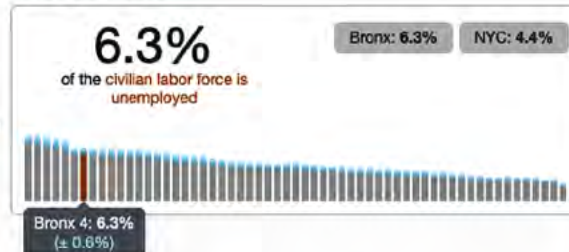
**FOR LEASE**

## Bronx Community District 4

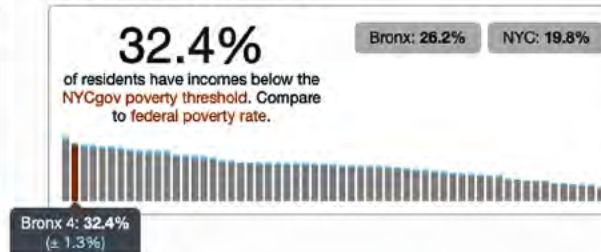
### Indicators

The information below provides a snapshot of key socio-economic, demographic, and select service performance indicators. To provide further context, the selected district is displayed in comparison to all 59 community districts; where available, borough and City benchmarks are provided. The entire set of indicators may be downloaded in the Resources section below.

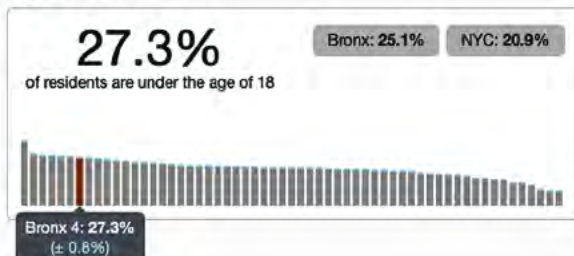
### Unemployment<sup>1</sup>



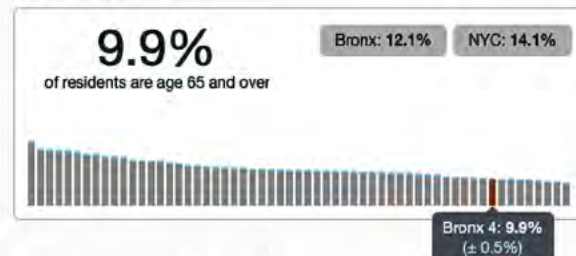
### NYCgov Poverty Measure<sup>2</sup>



### Age Under 18<sup>3</sup>



### Age 65 & Over<sup>3</sup>



### Rent Burden<sup>4</sup>



### Access to Parks<sup>5</sup>



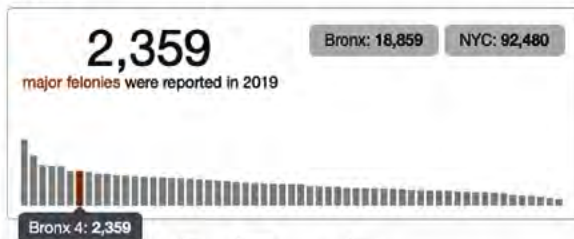
### Mean Commute to Work<sup>6</sup>



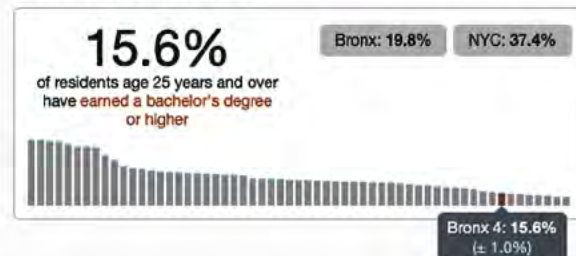
### Street Cleanliness<sup>7</sup>



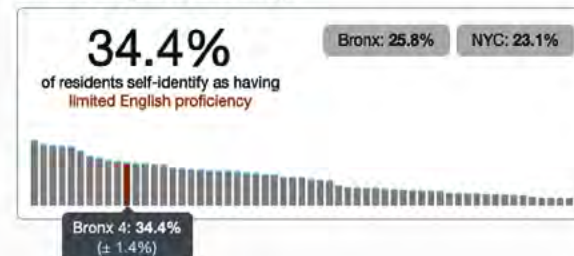
### Crime<sup>8</sup>



### Educational Attainment<sup>9</sup>



### Limited English Proficiency<sup>10</sup>



**InvestInTheBronx.com**



**FOR LEASE**





**FOR LEASE**